

**SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**GENERAL MEMBERSHIP MEETING**  
**OCTOBER 5, 2023**

**Call to order**

- The meeting was held in the clubhouse Card Room and called to order at 7:00 PM.
- Members were welcomed by HOA president, Bill Neal.
- Board of Directors introduced: Bill Neal - President, Susan George - Secretary, Doreen Van Buren – Treasurer, Sandi Pierce – Membership Coordinator. Absent – Chuck Koons, VP
- The Pledge of Allegiance was recited.

**Minutes of the September 7, 2023 meeting**

The membership considered waiving the reading of the last meeting minutes as they are posted for review on the HOA website and binder in the clubhouse. Rich Zwack moved to waive the reading and accept the 9/7/23 minutes as written and posted; Jeanne Hebert seconded. All present were in favor – motion was passed.

**Treasurer's report for the period of 9/7/23 to 10/5/23**

Doreen reported that the starting checking account starting balance was \$7,254.83, and ending balance is \$7,951.23. The savings account ending balance is \$100. Petty cash balance is \$0.15. *(See detailed treasurer report)*. John Pierce moved to accept the Treasurer's report; Sherrie Anepete seconded. The motion was passed.

**Membership Report - Sandi**

- **Membership** – Current membership is **196 179**, including 6 new members tonight.
- **Sunshine** – Since the last meeting, 2 sympathy cards were sent.
- **New homeowners** – There will be a Welcome Reception for new or “new-ish” (moved in in the last year or so) homeowners on October 29<sup>th</sup> at 4PM in the Lounge. Attendees will get a welcome bag, information about Golf Village, a tour, and refreshments. We still have no means for identifying new residents, so please let any new neighbors know about the reception.

**Fundraising/Events**

- **Grille Report for September 2023 - Susan**
  - The Grille was open 8 regular days and on 9/24 for Sunday Breakfast
  - Proceeds from September totaled \$589.75, including the breakfast
  - Outlay for food and supplies was \$318.27, a bit high due to gearing up for the season.
  - We served approximately 96 guests.
  - Kudos to Louise Muskas for all her efforts finding helpers each week. Please see, call or email Louise if you can lend a hand on Mondays or Tuesdays 11am to 1pm, on an occasional or regular basis.
- **Recent Events - Sandi**
  - We had our first Game Night on 9/16. There were 20 people in attendance to play BUNCO. Some had never played it before but picked it up quickly. We plan to have Game Night the last Friday of each month, and will again play BUNCO on Friday, 10/27. It's fun and easy and there is no cost to play. Bring your own refreshments.
- **Other Upcoming HOA Events – Event chair people**

- Oktoberfest will be held this Saturday, 10/7, starting at 6pm. There will be delicious food and a DJ. Tickets are \$20 and may still be purchased this evening.
- Movie Night resumes on October 13<sup>th</sup> at 7pm. We will be showing “Hocus Pocus”.
- Breakfast at the Grille will be held on Sunday, October 29<sup>th</sup> starting at 9am.
- A Craft Fair and Flea Market will be held on Saturday, November 4<sup>th</sup>. Tables are \$20. We are looking for donated items and baked goods for the HOA tables. We will also have our annual Flea Market in February and tables for that can be reserved now.

### **Old Business/ Board of Directors Report**

- **Facebook report – Bill**

- We now have 604 Facebook members
- While anyone can read what’s on our Facebook page, only HOA members may post. Please pass that on if you hear anyone complain about not being able to post.

- **Website report – Susan**

- We have 217 visitors and 1244 views in September, down a bit from August
- The Park owners will no longer publish any HOA information in the Park Newsletter. We believe this is in retaliation for the lawsuit. To compensate, there will be a weekly “HOA News” posting on the bulletin board by the bathrooms, on our website and on our Facebook page. Copies of the weekly notice are available in the front of the HOA binder.

- **Litigation status - Bill**

- As reported last month, after the hearing on 8/18 on the Wynne’s motion to dismiss our lawsuit, the judge ruled in our favor on one point, saying that the process the Wynne’s initiated in 2022 of assessing rental increases on a variable monthly CPI basis is illegal and that they presented no evidence to support their claims. This means that all residents will get the same CPI based annual rent increase, as was the process in the past. Since then, the Wynne’s have filed a motion for a “rehearing” based on their stance that the judge misunderstood the law and made an error in judging against them. Our lawyer, in turn, has responded with a motion stating why the judge’s ruling was correct. We are now waiting the judges ruling on the rehearing motion. The next step after that will be for us to file our own motion for Summary Judgement and we’ll ask for remedies to compensate homeowners for the illegal rent increases since 2021.
- Much as we hate to keep asking, we still need to raise money for legal costs so we’re asking everyone to please donate as much as you can – every bit helps.
- The Wynne’s are still not maintaining their properties although we are being required to maintain ours, even when there is no real issue with our home.
- Everyone is reminded that the HOA and the park employees are not responsible for policies and procedures that upset us. They are just doing what they’ve been mandated to do to keep their jobs. It is our understanding that Jose, the one who inspects homes and issues notices, reports directly to the Wynne’s, not to our park manager.
- There are 12 actions taken by the Wynne’s that we feel are retaliatory and plan to address.

### **New Business**

- **CPR training** - We plan to schedule training sessions this season

## Good of the Order

- Question: *Do clubs have to get approval to post flyers for their events?* You should get Patti Rossi's approval, but there shouldn't be any issue with clubs posting flyers or putting things in the park newsletter.
- Question: *Do employees have background checks done? I have video showing Jose peering in my window and slider and taking pictures.* Advised to call the police to report it.
- Question: *How does the CPI percentage increase work?* Once things are settled, the CPI of one particular month, possibly May as it was in the past, will become the base for the annual increase for everyone for the next year. The increase based on the CPI in May would go into effect no less than 90 days later, as a 90 day notice is required by statute.
- Question: *Despite the considerable amount we pay in lot rent, there continues to be black mold in the pool. What can we do?* Pool maintenance is an ongoing concern that hasn't been adequately addressed by park management. It is on our list of maintenance issues. The complaint process is to send a concern email to park management. Please copy the HOA in on the concern form and any response you get.
- Question: *When I bought my house 3 years ago, there were pavers in place. Now I'm being told to remove them. There are many other homes with pavers so I don't know why I'm told to remove mine. I have health issues so I can't do it myself and it's expensive to hire someone to do it. What can I do?* This is a big issue for a number of people. By definition, pavers are considered "landscaping" which per the prospectus we can do to suit ourselves. There is a homeowner wanting to get other people with this issue to join her in obtaining an attorney's help to fight this arbitrary and unreasonable request. Sandi has the contact information.
- Question: *I was mandated to remove "clutter" including my Halloween decorations. I see other homes that are decorated. What is the rule on decorating?* Decorating has always been allowed. The home must still meet the requirement of being well maintained and attractive per the prospectus, and clutter is often cited in inspections.

## ANNOUNCEMENTS

- The next scheduled General Membership meeting will be on November 6, 2023.
- Meeting minutes can be found in the HOA Binder in the Clubhouse and on our website, [www.spanishlakesgolfhoa.com](http://www.spanishlakesgolfhoa.com).

**50/50** – Won by Millie Chamis - \$10

**Adjournment** - Motion to adjourn made by Russ Hebert ; seconded by Jeanne Hebert. All were in favor. Meeting adjourned at 8:30 PM.

Respectively submitted,

Susan George, HOA Secretary

Amended 11/10/2023